

RESOLUTION NO. 2010-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT ADOPTING GUIDING PRINCIPLES FOR FUTURE DEVELOPMENT OF THE WARM SPRINGS/SOUTH FREMONT AREA

WHEREAS, the NUMMI facility and surrounding area lands present an unparalleled opportunity for economic development and creation of new jobs in the Bay Area. The City seeks to support this opportunity by helping to guide future land use to achieve both short- and long-term visions for Fremont.

WHEREAS, the Warm Springs/South Fremont area is strategically located with convenient Interstate freeway access, rail access, and public transit (via the future Warm Springs BART Station and bus services).

WHEREAS, the Guiding Principles below are based on past City Council policy actions, draft General Plan policies, and City Council feedback on April 27, 2010. These principles may be refined further in the future to incorporate the results of the four EDA grant-funded NUMMI studies. The studies will provide significant opportunities for community input through a Community Preferences Survey and several workshops and public meetings. The Guiding Principles may also be influenced by follow-up work in completing the Warm Springs/South Fremont Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FREMONT
HEREBY RESOLVES AS FOLLOWS:

Guiding Principles for the Warm Springs/South Fremont area

1. The City shall actively pursue opportunities which create a high number of high-paying jobs, including green technology, manufacturing and professional jobs.
2. Recognizing the large scale of the area, over 850 acres, and the specific opportunities around the future Warm Springs BART Station, the area will have different intensities and densities based on its proximity to transit. A variety of high density uses, which may include housing, high intensity commercial and employment centers, would be located within one-half mile of the Warm Springs BART Station, and could transition to include a broader range of commercial, industrial and community serving uses beyond the one-half miles distance from BART.
3. The siting, design and implementation of development in this area should a) promote a high-quality, environmentally sustainable mix of appropriate uses

that create a strong and positive sense of place, and b) foster a synergistic relationship amongst uses in the area and the surrounding neighborhoods.

4. The area should incorporate sustainable design, including the reuse of existing structures where appropriate, passive stormwater retention and filtration systems, green buildings, walkable and mixed use communities, and energy efficient systems.
5. The area generally within one-half mile of the BART station should be designed as an active and vibrant urban center with integrated mixed-use communities that includes opportunities to live, work, and shop, supported by schools and public facilities located within convenient walking distance of BART.
6. Incorporate the use of pedestrian and bicycle paths into all site plans to provide for walkable neighborhoods and ease of non-vehicular travel, including use of safe and convenient connections to BART, the Pacific Commons retail center, and other key resident and employee destinations.
7. Include areas of open space at selected locations, particularly in areas with higher density uses and employment centers, such as small parks, public gathering locations and seating areas, and civic spaces.
8. Incorporate use of buffers (landscaping, building setbacks and orientations, walkways and streets, or similar and appropriately-designed features) to help provide separation between residential/mixed-use developments and manufacturing, industrial, research and development, and other employment generating uses to maintain the viability of the respective uses.
9. Ensure opportunities for the City Council, Commissions, community and stakeholders to provide review and input throughout the planning process for the Warm Springs/South Fremont area.
10. To encourage desirable development in a timely manner, the City and/or Redevelopment Agency should pursue additional planning and job development grants and seek opportunities to establish funding mechanisms for construction of public infrastructure necessary to spur private development without using the City's General Funds, unless otherwise specifically approved by Council.
11. Strategically create an area responsive to market changes over time by developing short, mid, and long-term development alternatives.
12. Consider a land use and development plan that as a whole can be financially feasible/market based and contribute to the City's employment, tax base and overall quality of life.

Adoption of these Guiding Principles has no fiscal impact upon the City.

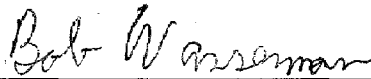
ADOPTED May 4, 2010, by the City Council of the City of Fremont by the following vote, to wit:

AYES: Mayor Wasserman, Vice Mayor Wieckowski, Councilmembers
Natarajan, Harrison and Chan

NOES: None

ABSENT: None


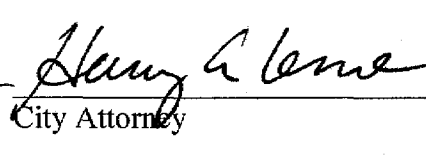
ABSTAIN: None



Mayor

ATTEST:

APPROVED AS TO FORM:

 
City Clerk City Attorney

WARM SPRINGS/SOUTH FREMONT AREA



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